

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
WHISPER FALLS HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Whisper Falls Homeowners Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Management Certificate of Whisper Falls Homeowners Association, Inc., recorded as Document No. 20190008149 in the Official Public Records of Bexar County, Texas.

1. The name of the subdivision: Whisper Falls.
2. The name of the Association: Whisper Falls Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property in Bexar County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Whisper Falls Subdivision, recorded under Document No. 20180148673 in the Official Public Records of Bexar County (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Whisper Falls Homeowners Association, Inc., c/o CMCC, 7800 N. Dallas Parkway, Suite 450, Plano, TX 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Capital Consultants Management Company (CCMC)
Attn:	Renan Fidalgo and Kristine Spirt
Mailing Address:	7800 N. Dallas Parkway, Suite 450, Plano, TX 75024
Telephone Number:	469-246-3500
Email Address:	ccmctx@ccmcnet.com

7. Website to access the Association's dedicatory instruments:  
<http://www.lifeatwhisperfalls.com/home/>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$1,000.00

Transfer Fee - \$345.00

Resale Certificate Fee - \$363.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

*[SIGNATURE PAGE FOLLOWS]*

WHISPER FALLS HOMEOWNERS ASSOCIATION,  
INC., a Texas nonprofit corporation

By:   
Andy Babbitt, Agent

STATE OF TEXAS §

COUNTY OF Collin §

This instrument was acknowledged before me this 7<sup>th</sup> day of September, 2021 by Andy Babbitt, Agent of Whisper Falls Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



  
Notary Public Signature

AFTER RECORDING RETURN TO:  
ROBERT D. BURTON, ESQ.  
WINSTEAD PC  
401 CONGRESS AVE., SUITE 2100  
AUSTIN, TEXAS 78701  
RBURTON@WINSTEAD.COM

EXHIBIT "A"

**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for Whisper Falls Subdivision, recorded as Document No. 20180148673, Official Public Records of Bexar County, Texas.
2. Whisper Falls Community Manual, recorded as Document No. 20210007469, Official Public Records of Bexar County, Texas.
3. Notice of Annexation for Whisper Falls Subdivision [Adding Unit 2D], recorded as Document No. 20210165951, Official Public Records of Bexar County, Texas.
4. Whisper Falls Supplement to Community Manual, recorded as Document No. \_\_\_\_\_, Official Public Records of Bexar County, Texas.

EXHIBIT "A"

WHISPER FALLS HOMEOWNERS ASSOCIATION, INC.  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE